



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

 PDRD/CHPO
JUN 23 2014 2014
Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD - 2014-0015

Property Name or LHD: Hyde Park Contributing/Non-contributing _____

☒ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: \$ N/A

Steve Ladorusky 9-2-14

HISTORIC PRESERVATION OFFICE DATE:

Property InformationAddress: 4005 Avenue A**Scope of Work**

Repair weather-damaged materials; Correct structural and safety issues in foundation, attic and roof. No elevation change.

Applicant

Name: Amie Vetscher

Address: 4005 Avenue A

City/Zip: Austin 78751

Phone: [REDACTED]

Email: [REDACTED]

Owner

Name: Tim and Amie Vetscher

Address: 4005 Avenue A

City/Zip: Austin 78751

Phone: [REDACTED]

Email: [REDACTED]

Architect or Contractor Information

Company: Clawson Custom Builders

Address: 2302 Nachez Trail

City/Zip: Austin 78734

Phone: 512-296-8554

Owner's Signature

Date

Applicant's Signature

Date

LHD-2014

**City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility**

Address of property: 4005 Avenue A

Name of Local Historic District: Hyde Park

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: LOT 9-10 BLK 7 HYDE PARK ADDN NO 2

Tax Parcel ID Number: 214645

APPLICANT/PROJECT CONTACT:

Name: Amie Vetscher Telephone: (512) 453-4226

Mailing Address: 4005 Avenue A Mobile phone: (512) 453-4226

City: Austin State: TX Zip: 78751 Email: amie.vetscher@gmail.com

OWNER:

Name: Tim and Amie Vetscher Telephone: (512) 453-4226

Mailing Address: 4005 Avenue A Mobile phone: (512) 453-4226

City: Austin State: TX Zip: 78751 Email: amie.vetscher@gmail.com

Proposed Use of the Property: Residential

Proposed Scope of Work:

Structural reinforcements in pier and beam foundation and attic structure. Replace and/or seal roof hip and ridge caps to reduce moisture penetration from metal roof. Meet industry standard by adding roof fasteners. Trim tree branches for clearance at overhead electrical service conductors and to prevent damage to roof. Install blown-in fiberglass insulation to R49 level to exceed Austin and IRCC standard requirements over approximately 1100 sq ft. Restore and insulate existing historic windows. Insulate and seal windows, doors, attic, and crawlspace openings. Install vapor

Projected Construction Schedule: Beginning June 24, 2014. Projected to take not more than 2 yrs.

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:

Homestead Exemption

Describe all City Code violations, if any, on the property within the previous five years:

None that we are aware of.

For Historic Preservation Office use only:

☐ Property is not a contributing or potentially contributing structure

☐ Certificate of Eligibility approved by Historic Landmark Commission

☐ Certificate of Eligibility not approved by Historic Landmark Commission

Historic Preservation Officer

Date

City of Austin
Local Historic District Tax Abatement
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ESTIMATE OF EXPENDITURES

Property Address: 4005 Avenue A	
Proposed Scope of Work	Estimated Cost
Foundation: 6 new piers- 24X24, 50 ft of 4X6 beam, 60 joists 2X6X16	\$9000.00
Foundation: Level the house with steel shims	included in above
Foundation: install vapor barrier under the house and clear trash	included in above
Drainage: drainage ditch made around the house	included in above
Stucco enclosure around pier and beam structures	included in above
Installation of new water heater and drip pan, improve closet housing	\$800
Roof Repair	\$1200
Insulation and Attic	\$2000
Sand, stain, seal and protect 860 sq. ft. original pine wood flooring	\$4000
Refinish, insulate, seal and restring original single-pane windows	\$1800
Rebuild window screens in classic Hyde Park style	\$1800
Update electrical systems to meet modern safety regulations and codes	\$1000
Repair/replace weather-rotted wood along the lower exterior walls	\$500
Repair loose, separated siding and holes in siding throughout exterior	\$500
Sand, restore and paint to protect exterior trim, siding and deck structures	\$1700
Add structural improvements to leaning walls in outbuilding	\$5000
Correct inadequate purlin assembly in attic with sufficient support structure	\$1000
Electrical and plumbing work in outbuilding	\$5000
Total:	\$35,300
Pre-rehabilitation/restoration value of property:	\$125,054 ✓
% of value being spent on rehabilitation/restoration:	28%
% of total estimated costs being spent on exterior work:	13%

Attach additional pages if needed.

*Verified
with
TCAD
SS
5-11-15*

Travis CAD

Property Search Results > 214645 SMITH QUINCY MCRAE for Year 2014

Property

Account

Property ID: 214645 Legal Description: LOT 9-10 BLK 7 HYDE PARK ADDN NO 2
 Geographic ID: 0219050504 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 4005 AVENUE A Mapsco: 555T
 TX 78751
 Neighborhood: OLD HYDE PARK (SFR) Map ID: 021801
 Neighborhood CD: Z6500

Owner

Name: SMITH QUINCY MCRAE Owner ID: 195504
 Mailing Address: 4005 AVENUE A % Ownership: 100.000000000000%
 AUSTIN, TX 78751-4512
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$125,054	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$255,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$380,054	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$380,054	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$380,054	

Taxing Jurisdiction

Owner: SMITH QUINCY MCRAE
 % Ownership: 100.000000000000%
 Total Value: \$380,054

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$380,054	\$365,054	\$4,533.97
02	CITY OF AUSTIN	0.502700	\$380,054	\$380,054	\$1,910.53
03	TRAVIS COUNTY	0.494600	\$380,054	\$304,043	\$1,503.80
0A	TRAVIS CENTRAL APP DIST	0.000000	\$380,054	\$380,054	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$380,054	\$304,043	\$392.21
68	AUSTIN COMM COLL DIST	0.094900	\$380,054	\$375,054	\$355.93
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$8,696.44
 Taxes w/o Exemptions: \$9,361.49

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 1132.0 sqft **Value:** \$125,054

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WS - 4		1921	1132.0
011	PORCH OPEN 1ST F	* - 4		1921	70.0
031	GARAGE DET 1ST F	WS - 4		1921	400.0
095	HVAC RESIDENTIAL	* - *		1921	1132.0
251	BATHROOM	* - *		1921	1.0
512	DECK UNCOVERED	* - 4		1921	216.0
512	DECK UNCOVERED	* - 4		1921	40.0
531	OBS FENCE	CAA - *		1921	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1378	6003.11	0.00	0.00	\$255,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$125,054	\$255,000		0	380,054	\$0
2013	\$120,532	\$256,570		0	377,102	\$19,534
2012	\$75,062	\$250,000		0	325,062	\$0
2011	\$64,958	\$250,000		0	314,958	\$0
2010	\$87,302	\$250,000		0	337,302	\$0
2009	\$87,302	\$250,000		0	337,302	\$5,098

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/22/1998	WD	WARRANTY DEED	CAPLAN JULES	SMITH QUINCY MCRAE	13193	02883	
2	3/6/1996	WD	WARRANTY DEED	THORP MARY FRANCES	CAPLAN JULES	12644	02002	
3				CUNNINGHAM MICHAEL & CECILIA	THORP MARY FRANCES	00000	00000	

Questions Please Call (512) 834-9317

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Authorization to Inspect the Property

The City of Austin has been given our authorization to inspect the property located at 4005 Avenue A, Austin, Texas 78751 as part of the Local Historic District Tax Abatement program.

Amie Vetscher 6/23/14
Amie Vetscher Date

Timothy Vetscher 6-23-14
Timothy Vetscher Date

AFFIDAVIT OF FACTS

Before me, the undersigned authority, on this day personally appeared Amie Vetscher ("Affiant") who, being first duly sworn, upon her oath states:

1. My name is Amie Vetscher (Affiant"), and I live at 4005 Avenue A, Austin, Texas 78751.
2. All property taxes are current and no city fees, fines, or penalties are owed on the property located at:
4005 Avenue A, Austin, Texas 78751

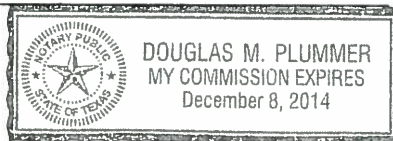
Signed this 23 day of June, 2014.

Amie Vetscher

State of Texas
County of Travis

Sworn to and subscribed before me on this the 23 day of June, 2014,
by Amie Vetscher.

My commission expires: _____



Amie

City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

THE STATE OF Texas §
COUNTY OF Travis §

STATEMENT OF UNDERSTANDING, AUTHORIZATION FOR INSPECTION OF PROPERTY,
AND AFFIDAVIT REGARDING TAXES, FEES, FINES AND PENALTIES

Property Address: 4005 Avenue A Austin, TX 78751

Owner's Name: Tim and Amie Vetscher

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax abatement for the property identified above.

I certify that the information in the application for a tax abatement, including all supporting documentation, is complete and correct.

I authorize city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax abatement.

I acknowledge that I have read and understand the program requirements, and that I will not receive an abatement until all program requirements have been met and I have obtained a certificate of verification from the City of Austin.

I understand that all rehabilitation work must be completed within 2 years after the date of the issuance of a Certificate of Eligibility and Certificate of Appropriateness. If the deadline for completion is subsequently extended by the Historic Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work as proposed and approved by the Historic Landmark Commission.

I affirm that improvements will comply with the historic area combining district Preservation Plan and Design Standards.

I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

All property taxes are current, and no City of Austin fees, fines or penalties are owed, on the property or any property owned by a business association in which I have an ownership interest.

Signature

Amie Vetscher

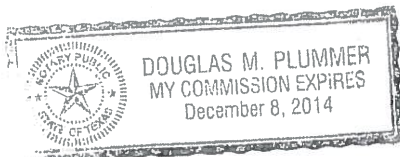
Owner/Applicant

6-23-14

Date

I declare under penalty of perjury that the statements above are true and correct.

Subscribed and sworn to before me, by the said Amie Vetscher, this
the 23 day of June, 2014, to certify which witness my hand and seal of office.



[Signature]

Notary Public, State of _____
My commission expires _____